

Livermore Senior Housing and Assisted-Living Care Facility

Murrieta and East Stanley Boulevards, Livermore



STATE ANNOUNCES PUBLIC COMMENT ON SITE CLEANUP

*It is DTSC's
mission to protect
public health
and the
environment
from
harmful exposure
to hazardous
substances.*

State of California



California
Environmental
Protection Agency



INTRODUCTION

The **California Environmental Protection Agency, Department of Toxic Substances Control (DTSC)** is distributing this fact sheet to familiarize the community with the proposed soil cleanup plan (the draft **Removal Action Workplan** or draft RAW) for the Livermore Senior Housing and Assisted-Living Care Facility in Livermore, California.

Livermore Senior Housing Associates, LLC, prepared the draft RAW which has been reviewed by DTSC to ensure that appropriate state and federal regulations are followed. The draft RAW recommends excavating soil contaminated with arsenic abandoned railroad embankment at the Site, and then on-site encapsulation of the soil beneath an asphalt parking lot to be constructed along the north side of the site. DTSC is also proposing a Notice of Determination (NOD) for the Site under the **California Environmental Quality Act CEQA**)

(Terms in **bold print** are defined in the Glossary)

Public Comment Period

DTSC will hold a 30-day public comment period from June 7, 2001 through July 9, 2001 on the draft Removal Action Workplan, dated May 21, 2001.

DTSC encourages all interested parties to comment or ask questions. The comments received will be considered in the final approval of the document. DTSC will make the final decision based in part on public comments. Mail written comments by:

July 9, 2001

To

Lynn Nakashima,

Senior Hazardous Substances Scientist,
Department of Toxic Substances Control;

700 Heinz Ave., Suite 200

Berkeley, CA 94710

(510) 540-3839

The draft Removal Action Workplan is available for public review in the information repositories (see page 4).

DTSC may hold a public meeting for this project if there is significant public interest. Please submit a request for a meeting in writing, including the issues to be raised, to Jesus Cruz by June 22, 2001 (see address above).

(510) 540-3933

e-mail Jcruz@dtsc.ca.gov

SITE BACKGROUND

The Livermore Senior Housing and Assisted-Living Care Facility Site is a 10-acre vacant parcel located at Murrieta and East Stanley Boulevards in Livermore. The property is currently owned by the City of Livermore, and is approximately 4,000 feet west-southwest of downtown Livermore. The Site was used for agricultural purposes, and this use appears to have continued until the mid-1970's. Two former railroad tracks located on embankments are present on the property along the southern edge, and diagonally across the site (from the southwest to the northeast). The former railroad easements are several feet higher than the central portion of the Site. An operating Union Pacific Railroad track borders the site to the north. Debris stockpiles and fill material are present throughout the property.

More recently, the Site has been used for seasonal events such as fairs, the circus, the sale of Christmas trees, and as a staging area for construction activities in the area.

The Site will be developed into a senior housing and assisted-living care facility.

SOIL INVESTIGATIONS

Several soil investigations have been conducted at the Site. Both on-site soils, the stockpiled fill material and railroad embankments have been sampled and tested. These soil investigations found elevated levels of **arsenic (please see glossary)** in shallow soils along the southern most abandoned railroad embankment. The maximum concentration of arsenic detected was 180 parts per million (ppm). The investigations and a description of all chemicals tested for are presented in detail in the draft RAW.

CLEANUP GOALS

The overall cleanup goal for the Site is to prevent human exposure to elevated levels of arsenic in surface soil. The arsenic-containing soils in open-access areas of the Site will be cleaned up to an average of 14 ppm, with no single sample containing greater than 22 ppm of arsenic. These concentrations generally represent regional background levels.

CLEANUP ALTERNATIVES

The cleanup alternatives considered in the draft RAW were based upon use of the Site as a senior housing and assisted-care living facility. In the draft RAW these alternatives are evaluated based on the following three federally established criteria:

- Effectiveness – Will the alternative protect human health and the environment, both in the short-term and the long-term?
- Implementability – Is the alternative possible given technical and administrative restraints? Are the services and goods available that would be necessary to carry out the alternative?
- Cost- What are the comparative dollar costs of each alternative?

The draft RAW then recommends which alternative is the preferred cleanup approach for the site.

The three alternatives are described below:

Alternative 1: No Action

No removal action would be performed at the Site. This alternative would not be protective because neither potential exposure pathways nor concentrations of chemicals would be reduced. Considering a

“no action” alternative is required by law and serves as a comparison to the other alternatives.

Alternative 2: Excavation and Off-Site Disposal

This alternative consists of excavating soils along the southern railroad embankment that exceed residential land use standards and removing these soils from the site. Excavated soils would be disposed of at an appropriate landfill and replaced with clean, imported fill soil.

Alternative 3: Excavation and On-Site Encapsulation

This alternative consists of excavating impacted soils from the southern railroad embankment and encapsulating them beneath the future asphalt parking area to be located along the north side of the Site. The encapsulation area would be approximately 800 feet long by 40 feet wide and would extend approximately six to eight feet below the ground surface. Clean soils removed to create the encapsulation area would be used to replace the excavated soils along the embankment area.

The encapsulation area would be covered with approximately one foot of clean soil and approximately 6- to 12-inches of baserock and asphalt paving to build a parking lot. No contaminated soils will be encapsulated beneath any buildings at the Site. Chemical testing will be performed following excavation to document that all of the contaminated soil has been removed from the embankment area. In addition, air-quality and health and safety monitoring will be performed during the work to ensure that the dust control measures are effective. A deed or land-use restriction will be placed on the parking area following completion of

the work, which will be reflected in the deed to the property.

PREFERRED ALTERNATIVE

The preferred alternative identified in the draft RAW is Alternative 3, based on its ability to meet the cleanup objectives, and the cost and ease of implementation. This alternative is protective of human health and the environment, and complies with existing regulatory cleanup criteria, while allowing full use of the project site for the intended development.

GLOSSARY OF TERMS

Arsenic – A metal that is naturally occurring, but is also found in the environment due to man made sources. Arsenic can be toxic if eaten or inhaled.

California Environmental Quality Act (CEQA) - A law mandating environmental impact review of governmental actions in California. The Act applies generally to all activities undertaken by state and local agencies, and to private activities financed, regulated, or approved by state and local agencies.

California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) – The lead governmental agency overseeing soil investigation and cleanup activities at the Site.

Removal Action Workplan (RAW) - A plan, approved by DTSC, that outlines a specific program leading to the remediation of a contaminated site. Once the Draft Removal Action Workplan is prepared, comments from the public are solicited for a period of no less than 30 days. After the public comment period has ended and public comments have been responded to in writing, DTSC approves the final remedy for the site (the Final RAW).

INFORMATION REPOSITORY

The Information Repositories that have been established for the Site are:

Livermore Public Library
1000 South Livermore Avenue
Livermore, CA 94550
(925) 373-5500
Attention--Sandy Clark

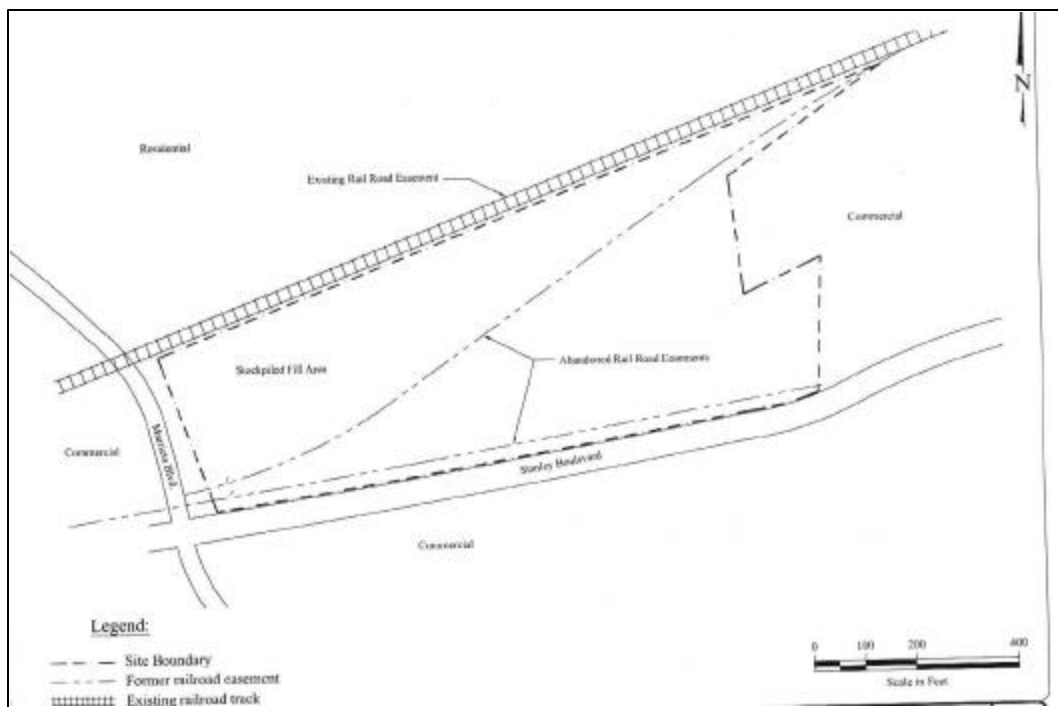
DTSC
Berkeley Office
700 Heinz Avenue, Suite 200
Berkeley, California 94710
File Room: Mon. through Fri.,
8:00 am to 5:00 pm
By Appointment: (510) 540-3800

PROJECT CONTACTS

If you have questions or concerns regarding the site cleanup, please contact either Lynn Nakashima, DTSC Project Manager at (510) 540-3839 or Jesus Cruz, DTSC Public Participation Coordinator at (510) 540-3933.

Notice to Hearing Impaired Individuals

TDD users can obtain additional information by using the California State Relay Service (1-800-877-5378) to reach Jesus Cruz at (510) 540-3933.



Site Map

(Site is located at the northeast corner of Murrieta and East Stanley Boulevards – Livermore)

Mailing List Coupon

If you have any comments concerning the Livermore Senior Housing and Assisted-Living Care Facility Site, or if you would like to be put on the site specific mailing list, please take a moment to fill out the information below and mail it to: Jesus Cruz, DTSC, 700 Heinz Avenue, Suite 200, Berkeley, California 94710.

DTSC mailing lists are solely for the purpose of keeping persons informed of DTSC activities. Mailing lists are not routinely released to outside parties. However, they are considered public records, and if requested, may be subject to release.

Name: _____

Address: _____

City/State: _____ Zip Code: _____

Comments: _____



Jesus Cruz
Public Participation Specialist
Department of Toxic Substances Control
700 Heinz Avenue, Suite 200
Berkeley, CA 94710-2721

**Inside: Comments Sought on Environmental Cleanup Plan
Livermore Senior Housing and Assisted-Living Care Facility, Livermore**